HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2012

New Home Market

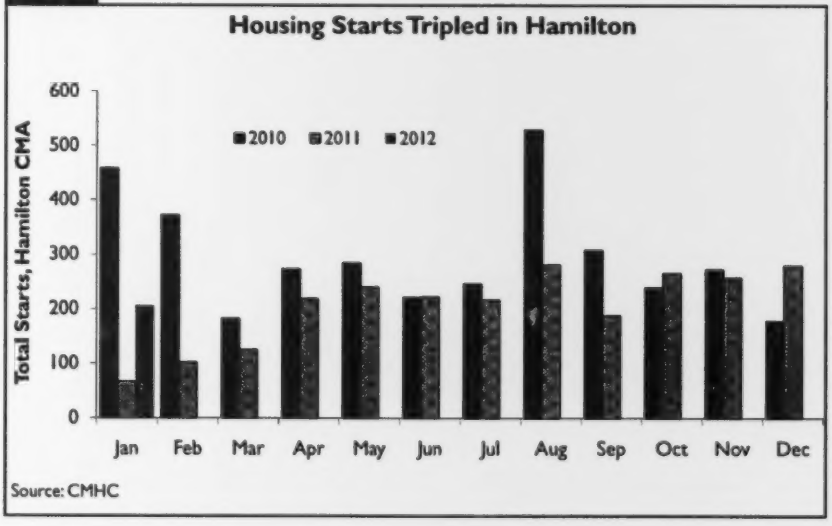
Strong Showing of Starts in January

Total starts in the Hamilton Census Metropolitan Area (CMA) tripled in January as compared to a year earlier. Warmer than usual weather conditions during the month were favourable to new home construction, and some builders had observed a pickup in sales activity during the fall season which also led to a rise in starts during the early winter season. Starts also increased in the Brantford CMA, where warmer weather was also a factor.

The growing townhouse segment of the market drove up starts in both the Hamilton and Brantford CMAs . New townhouses (most of them were freehold) accounted for approximately half of starts in each market. A new subdivision opened in the Stoney Creek area, producing the largest concentration of townhouse starts in the Hamilton CMA. Close by in the Grimsby market, another

Figure 1

Housing Starts Tripled in Hamilton



Source: CMHC

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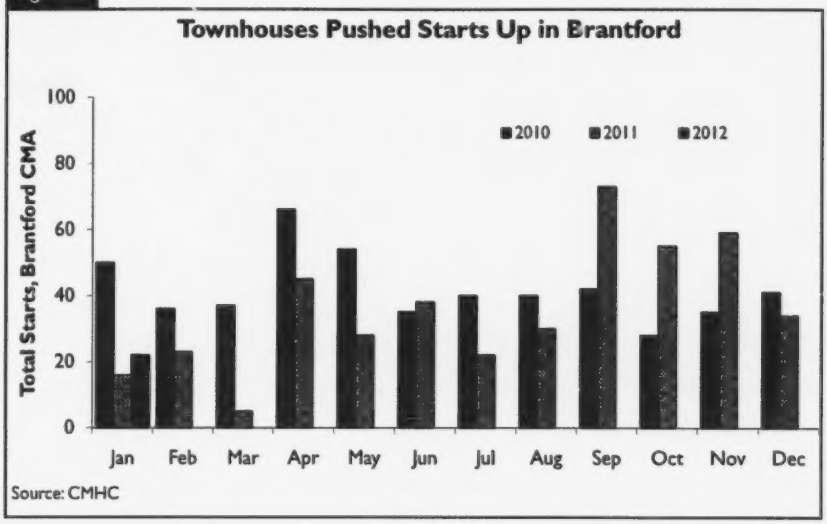
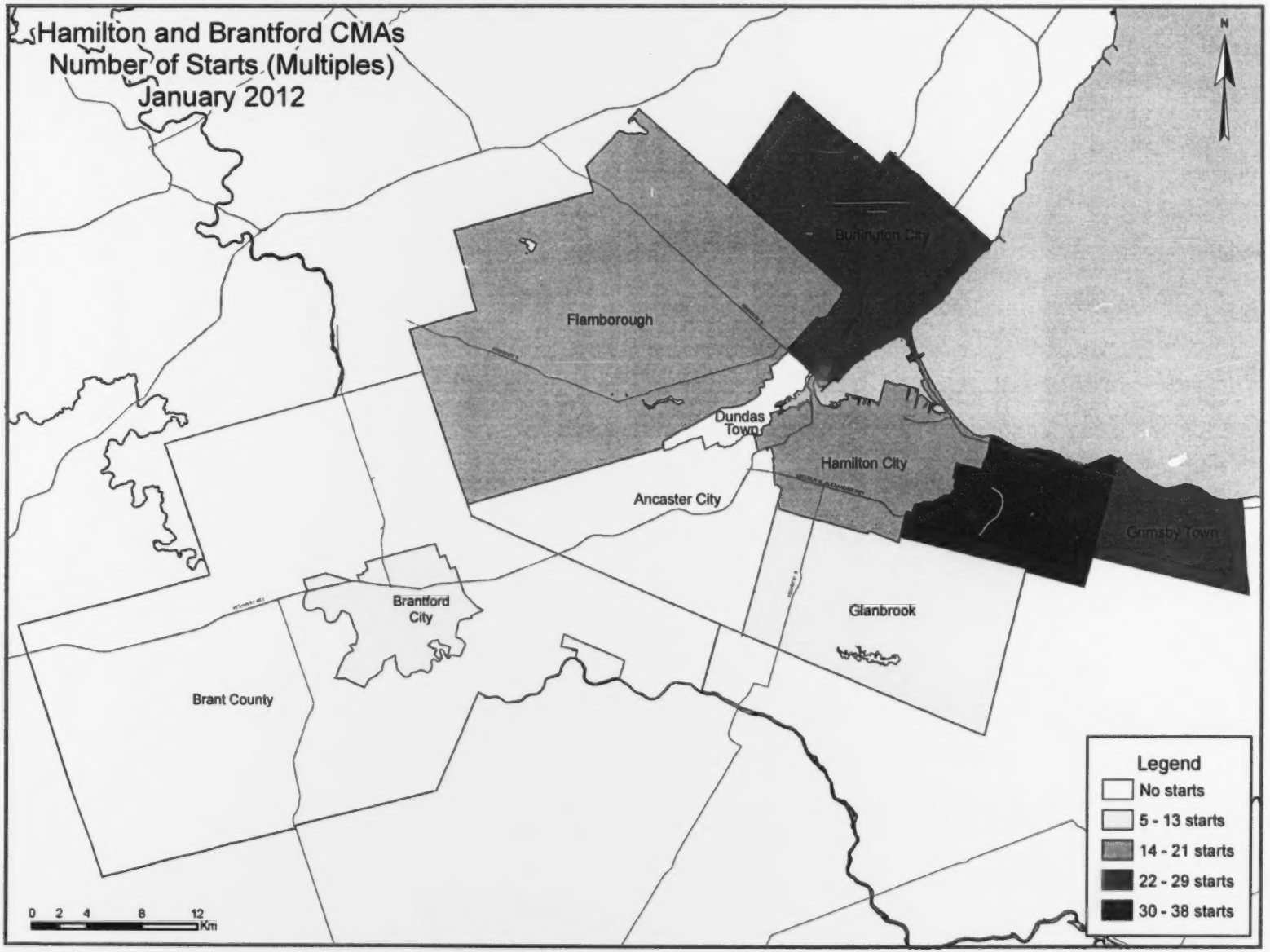
29 townhouses were started, also in a new subdivision. In the Brantford CMA, 11 townhouses were started in a new subdivision of Southwest Brant. In addition to the rise in townhouse starts, single and semi-detached homes and apartment starts also increased in the Hamilton CMA in January. While single-detached homes remain a popular choice in Hamilton, they accounted for only a little more than one-third of all new home starts in January.

More townhouse construction reflects the shift in demand towards more affordable entry-level housing. In addition, low-rise intensification is a consequence of growing populations in both the Hamilton and Brantford CMAs. According to Statistics Canada, the populations of the Hamilton and Brantford CMAs grew by 4.1 and 8.7 per cent, respectively, between the 2006 and 2011 census years.

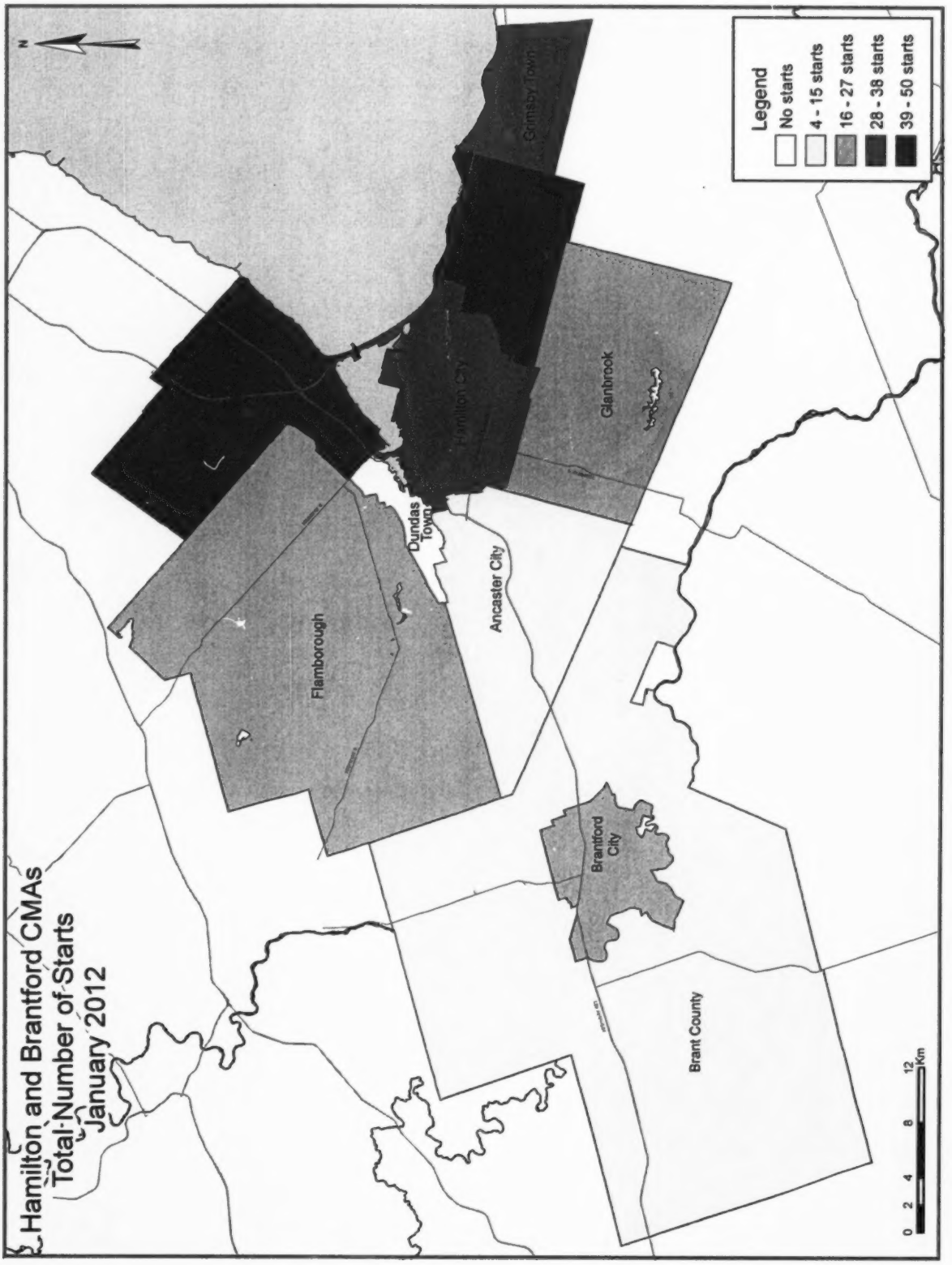
Figure 2

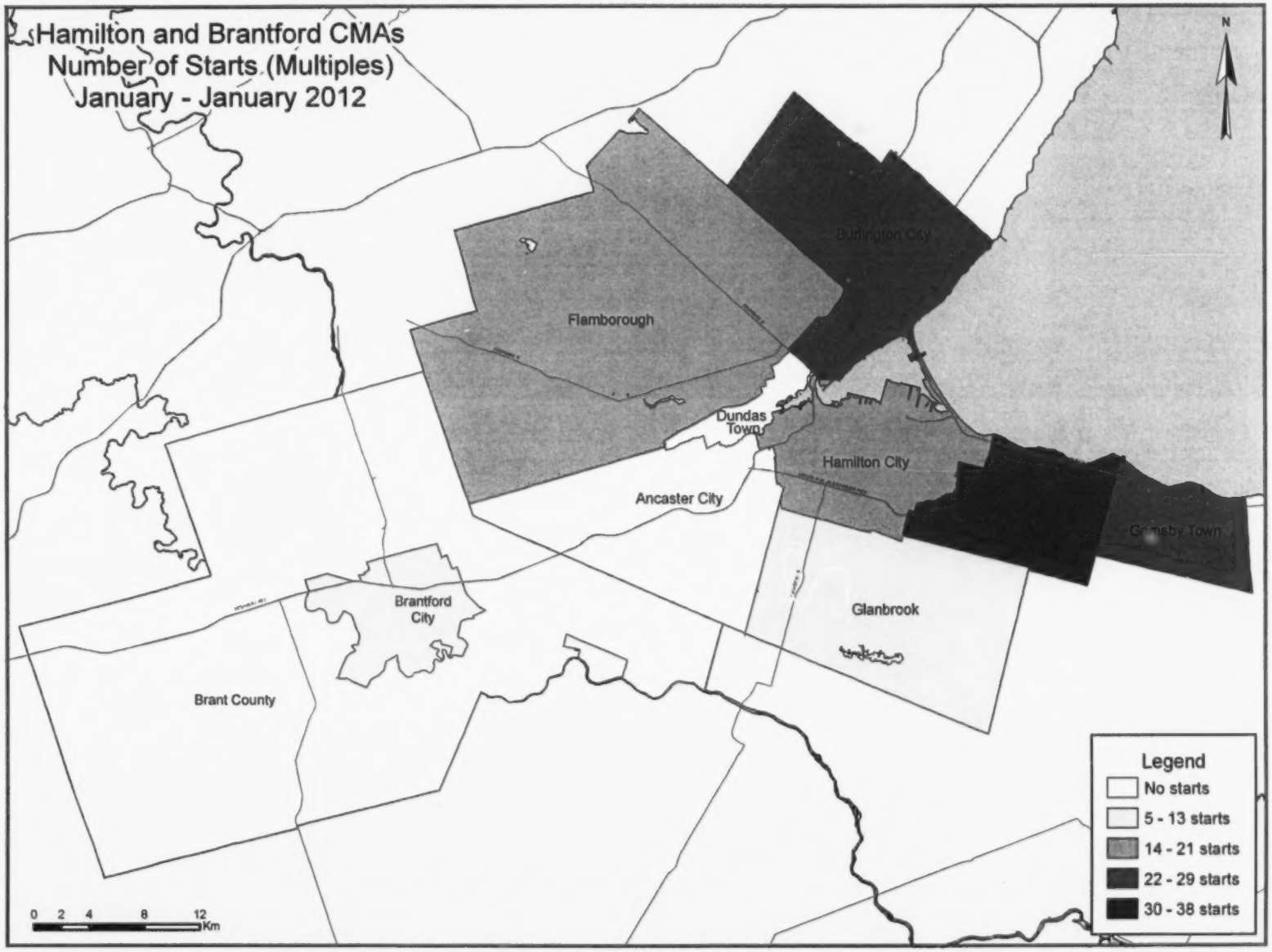


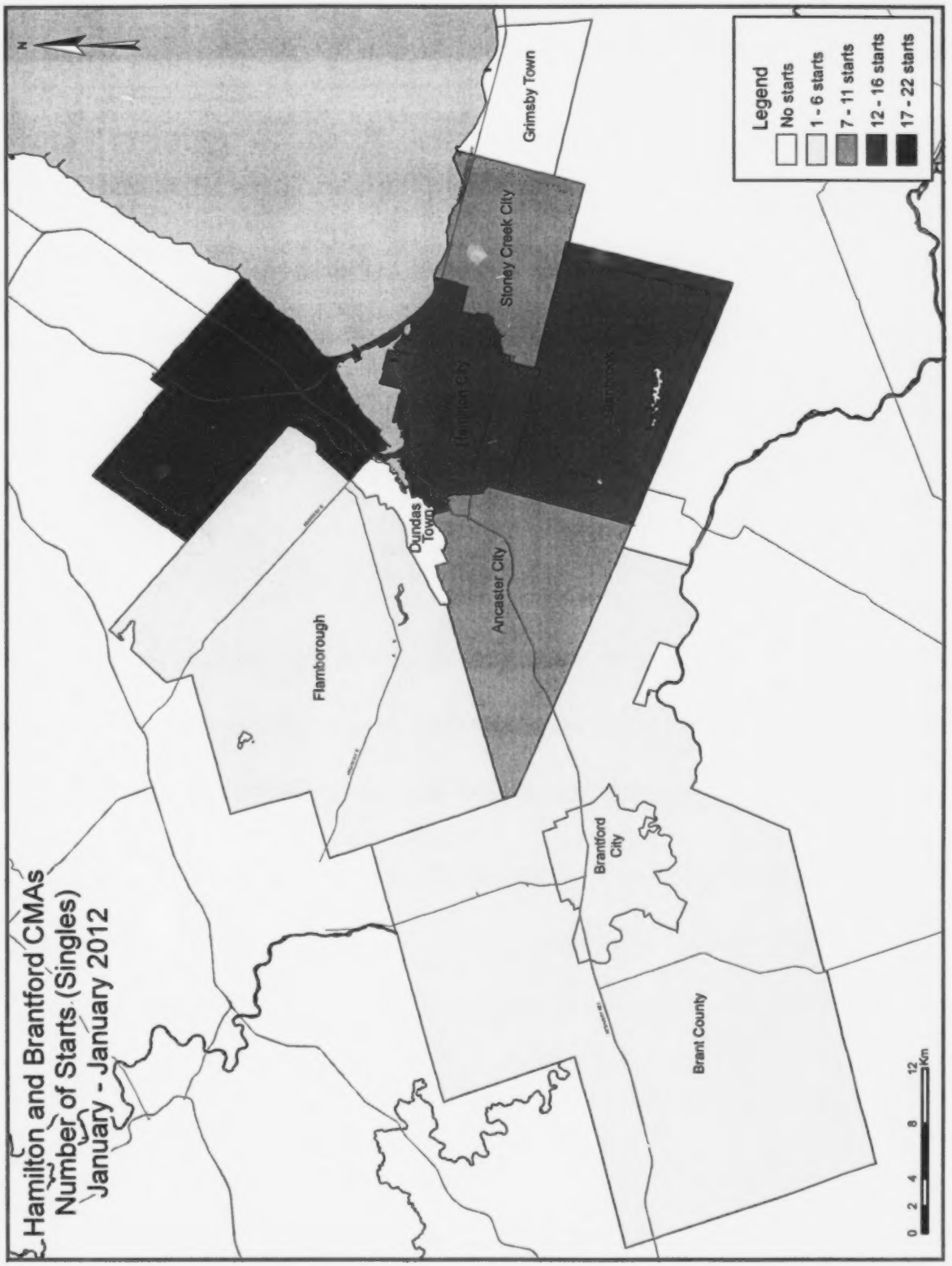
Source: CMHC


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January 2012
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Grimsby Town
Brantford City
Glanbrook
Brant County
0 2 4 8 12 Km
Legend
No starts
5 - 13 starts
14 - 21 starts
22 - 29 starts
30 - 38 starts

Hamilton and Brantford CMAs
Number of Starts (Singles)
January 2012
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
1 - 6 starts
7 - 11 starts
12 - 16 starts
17 - 22 starts


Hamilton and Brantford CMAs
Total Number of Starts
January 2012
N
Legend
No starts
4 - 15 starts
16 - 27 starts
28 - 38 starts
39 - 50 starts
Grimsby Town
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - January 2012
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Grimsby Town
Brantford City
Glanbrook
Brant County
0 2 4 8 12 Km
Legend
No starts
5 - 13 starts
14 - 21 starts
22 - 29 starts
30 - 38 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - January 2012
Legend
No starts
1 - 6 starts
7 - 11 starts
12 - 16 starts
17 - 22 starts
N
Grimsby Town
Stoney Creek City
Hamilton City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

Hamilton and Brantford CMAs
Total Number of Starts
January - January 2012
N
Flamborough
Dundas
Ancaster City
Grimsby Town
Brantford
City
Glanbrook
Brant County
0 2 4 8 12
Km
Legend
No starts
4 - 15 starts
16 - 27 starts
28 - 38 starts
39 - 50 starts

HOUSING NOW REPORT TABLES

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2012	73	8	107	1	5	0	0	12	206
January 2011	64	0	0	0	3	0	0	0	67
% Change	14.1	n/a	n/a	n/a	66.7	n/a	n/a	n/a	**
Year-to-date 2012	73	8	107	1	5	0	0	12	206
Year-to-date 2011	64	0	0	0	3	0	0	0	67
% Change	14.1	n/a	n/a	n/a	66.7	n/a	n/a	n/a	**
UNDER CONSTRUCTION									
January 2012	763	38	444	7	221	513	0	350	2,336
January 2011	882	76	467	6	164	712	2	195	2,504
% Change	-13.5	-50.0	-4.9	16.7	34.8	-27.9	-100.0	79.5	-6.7
COMPLETIONS									
January 2012	97	0	101	3	22	0	0	0	223
January 2011	99	8	65	0	4	0	0	0	176
% Change	-2.0	-100.0	55.4	n/a	**	n/a	n/a	n/a	26.7
Year-to-date 2012	97	0	101	3	22	0	0	0	223
Year-to-date 2011	99	8	65	0	4	0	0	0	176
% Change	-2.0	-100.0	55.4	n/a	**	n/a	n/a	n/a	26.7
COMPLETED & NOT ABSORBED									
January 2012	27	0	4	0	3	25	0	17	76
January 2011	29	4	20	4	3	11	0	182	253
% Change	-6.9	-100.0	-80.0	-100.0	0.0	127.3	n/a	-90.7	-70.0
ABSORBED									
January 2012	103	0	101	3	22	10	0	0	239
January 2011	97	6	70	1	4	0	0	0	178
% Change	6.2	-100.0	44.3	200.0	**	n/a	n/a	n/a	34.3
Year-to-date 2012	103	0	101	3	22	10	0	0	239
Year-to-date 2011	97	6	70	1	4	0	0	0	178
% Change	6.2	-100.0	44.3	200.0	**	n/a	n/a	n/a	34.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2012	9	2	11	0	0	0	0	0	22
January 2011	13	0	3	0	0	0	0	0	16
% Change	-30.8	n/a	**	n/a	n/a	n/a	n/a	n/a	37.5
Year-to-date 2012	9	2	11	0	0	0	0	0	22
Year-to-date 2011	13	0	3	0	0	0	0	0	16
% Change	-30.8	n/a	**	n/a	n/a	n/a	n/a	n/a	37.5
UNDER CONSTRUCTION									
January 2012	130	2	19	0	92	0	35	61	339
January 2011	130	6	42	0	50	0	4	0	232
% Change	0.0	-66.7	-54.8	n/a	84.0	n/a	**	n/a	46.1
COMPLETIONS									
January 2012	9	0	0	0	0	0	0	0	9
January 2011	33	0	0	0	0	0	0	0	33
% Change	-72.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-72.7
Year-to-date 2012	9	0	0	0	0	0	0	0	9
Year-to-date 2011	33	0	0	0	0	0	0	0	33
% Change	-72.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-72.7
COMPLETED & NOT ABSORBED									
January 2012	29	1	13	0	13	0	6	0	62
January 2011	26	0	19	0	12	3	0	4	64
% Change	11.5	n/a	-31.6	n/a	8.3	-100.0	n/a	-100.0	-3.1
ABSORBED									
January 2012	9	2	1	0	0	0	0	0	12
January 2011	36	0	1	0	0	0	0	0	37
% Change	-75.0	n/a	0.0	n/a	n/a	n/a	n/a	n/a	-67.6
Year-to-date 2012	9	2	1	0	0	0	0	0	12
Year-to-date 2011	36	0	1	0	0	0	0	0	37
% Change	-75.0	n/a	0.0	n/a	n/a	n/a	n/a	n/a	-67.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
January 2012	51	8	50	1	5	0	0	12	127
January 2011	43	0	0	0	3	0	0	0	46
Former Hamilton City									
January 2012	16	0	4	0	0	0	0	12	32
January 2011	9	0	0	0	0	0	0	0	9
Stoney Creek City									
January 2012	9	0	38	0	0	0	0	0	47
January 2011	6	0	0	0	0	0	0	0	6
Ancaster City									
January 2012	10	0	0	1	0	0	0	0	11
January 2011	9	0	0	0	3	0	0	0	12
Dundas Town									
January 2012	0	0	0	0	0	0	0	0	0
January 2011	0	0	0	0	0	0	0	0	0
Flamborough									
January 2012	1	8	8	0	0	0	0	0	17
January 2011	5	0	0	0	0	0	0	0	5
Glanbrook									
January 2012	15	0	0	0	5	0	0	0	20
January 2011	14	0	0	0	0	0	0	0	14
City of Burlington									
January 2012	22	0	28	0	0	0	0	0	50
January 2011	14	0	0	0	0	0	0	0	14
Grimsby									
January 2012	0	0	29	0	0	0	0	0	29
January 2011	7	0	0	0	0	0	0	0	7
Hamilton CMA									
January 2012	73	8	107	1	5	0	0	12	206
January 2011	64	0	0	0	3	0	0	0	67
Brant County									
January 2012	4	0	0	0	0	0	0	0	4
January 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2012	5	2	11	0	0	0	0	0	18
January 2011	9	0	3	0	0	0	0	0	12
Brantford CMA									
January 2012	9	2	11	0	0	0	0	0	22
January 2011	13	0	3	0	0	0	0	0	16

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
January 2012	496	38	236	7	186	252	0	275	1,490
January 2011	661	22	341	3	118	144	2	195	1,486
Former Hamilton City									
January 2012	83	10	70	0	37	128	0	251	579
January 2011	132	8	43	0	47	20	2	195	447
Stoney Creek City									
January 2012	90	0	100	0	0	0	0	0	190
January 2011	104	4	90	0	4	0	0	0	202
Ancaster City									
January 2012	178	0	16	7	42	62	0	24	329
January 2011	241	0	39	0	12	62	0	0	354
Dundas Town									
January 2012	8	0	0	0	0	62	0	0	70
January 2011	28	0	0	3	0	62	0	0	93
Flamborough									
January 2012	20	14	30	0	0	0	0	0	64
January 2011	58	10	89	0	0	0	0	0	157
Glanbrook									
January 2012	117	14	20	0	107	0	0	0	258
January 2011	98	0	73	0	55	0	0	0	226
City of Burlington									
January 2012	245	0	71	0	23	261	0	75	675
January 2011	184	54	92	0	34	568	0	0	932
Grimsby									
January 2012	22	0	137	0	12	0	0	0	171
January 2011	37	0	34	3	12	0	0	0	86
Hamilton CMA									
January 2012	763	38	444	7	221	513	0	350	2,336
January 2011	882	76	467	6	164	712	2	195	2,504
Brant County									
January 2012	80	0	0	0	21	0	0	0	101
January 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2012	50	2	19	0	71	0	35	61	238
January 2011	88	6	36	0	37	0	4	0	171
Brantford CMA									
January 2012	130	2	19	0	92	0	35	61	339
January 2011	130	6	42	0	50	0	4	0	232

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
January 2012	58	0	68	1	14	0	0	0	141
January 2011	73	6	55	0	4	0	0	0	138
Former Hamilton City									
January 2012	14	0	14	0	8	0	0	0	36
January 2011	9	0	0	0	4	0	0	0	13
Stoney Creek City									
January 2012	0	0	20	0	0	0	0	0	20
January 2011	20	2	31	0	0	0	0	0	53
Ancaster City									
January 2012	15	0	8	1	0	0	0	0	24
January 2011	34	0	0	0	0	0	0	0	34
Dundas Town									
January 2012	1	0	0	0	0	0	0	0	1
January 2011	1	0	0	0	0	0	0	0	1
Flamborough									
January 2012	3	0	10	0	0	0	0	0	13
January 2011	4	4	20	0	0	0	0	0	28
Glanbrook									
January 2012	25	0	16	0	6	0	0	0	47
January 2011	5	0	4	0	0	0	0	0	9
City of Burlington									
January 2012	35	0	0	0	8	0	0	0	43
January 2011	22	2	10	0	0	0	0	0	34
Grimsby									
January 2012	4	0	33	2	0	0	0	0	39
January 2011	4	0	0	0	0	0	0	0	4
Hamilton CMA									
January 2012	97	0	101	3	22	0	0	0	223
January 2011	99	8	65	0	4	0	0	0	176
Brant County									
January 2012	5	0	0	0	0	0	0	0	5
January 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2012	4	0	0	0	0	0	0	0	4
January 2011	7	0	0	0	0	0	0	0	7
Brantford CMA									
January 2012	9	0	0	0	0	0	0	0	9
January 2011	33	0	0	0	0	0	0	0	33

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
January 2012	19	0	4	0	0	0	0	0	23
January 2011	27	4	10	1	0	0	0	0	42
Former Hamilton City									
January 2012	5	0	0	0	0	0	0	0	5
January 2011	4	0	0	0	0	0	0	0	4
Stoney Creek City									
January 2012	7	0	1	0	0	0	0	0	8
January 2011	18	2	7	0	0	0	0	0	27
Ancaster City									
January 2012	1	0	0	0	0	0	0	0	1
January 2011	2	0	0	0	0	0	0	0	2
Dundas Town									
January 2012	1	0	0	0	0	0	0	0	1
January 2011	0	2	0	1	0	0	0	0	3
Flamborough									
January 2012	1	0	0	0	0	0	0	0	1
January 2011	2	0	0	0	0	0	0	0	2
Glanbrook									
January 2012	4	0	3	0	0	0	0	0	7
January 2011	1	0	3	0	0	0	0	0	4
City of Burlington									
January 2012	4	0	0	0	3	25	0	17	49
January 2011	0	0	10	0	3	11	0	182	206
Grimsby									
January 2012	4	0	0	0	0	0	0	0	4
January 2011	2	0	0	3	0	0	0	0	5
Hamilton CMA									
January 2012	27	0	4	0	3	25	0	17	76
January 2011	29	4	20	4	3	11	0	182	253
Brant County									
January 2012	11	0	3	0	3	0	0	0	17
January 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2012	18	1	10	0	10	0	6	0	45
January 2011	26	0	14	0	12	3	0	4	59
Brantford CMA									
January 2012	29	1	13	0	13	0	6	0	62
January 2011	26	0	19	0	12	3	0	4	64

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
January 2012	66	0	68	1	14	0	0	0	149
January 2011	65	4	55	0	4	0	0	0	128
Former Hamilton City									
January 2012	15	0	14	0	8	0	0	0	37
January 2011	8	0	0	0	4	0	0	0	12
Stoney Creek City									
January 2012	5	0	20	0	0	0	0	0	25
January 2011	15	0	31	0	0	0	0	0	46
Ancaster City									
January 2012	16	0	8	1	0	0	0	0	25
January 2011	34	0	0	0	0	0	0	0	34
Dundas Town									
January 2012	1	0	0	0	0	0	0	0	1
January 2011	1	0	0	0	0	0	0	0	1
Flamborough									
January 2012	3	0	10	0	0	0	0	0	13
January 2011	2	4	20	0	0	0	0	0	26
Glanbrook									
January 2012	26	0	16	0	6	0	0	0	48
January 2011	5	0	4	0	0	0	0	0	9
City of Burlington									
January 2012	33	0	0	0	8	10	0	0	51
January 2011	23	2	15	0	0	0	0	0	40
Grimsby									
January 2012	4	0	33	2	0	0	0	0	39
January 2011	9	0	0	1	0	0	0	0	10
Hamilton CMA									
January 2012	103	0	101	3	22	10	0	0	239
January 2011	97	6	70	1	4	0	0	0	178
Brant County									
January 2012	5	0	0	0	0	0	0	0	5
January 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2012	4	2	1	0	0	0	0	0	7
January 2011	8	0	1	0	0	0	0	0	9
Brantford CMA									
January 2012	9	2	1	0	0	0	0	0	12
January 2011	36	0	1	0	0	0	0	0	37

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type January 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	% Change
Hamilton CMA	74	64	8	0	112	3	12	0	206	67	**
City of Hamilton	52	43	8	0	55	3	12	0	127	46	176.1
Former Hamilton City	16	9	0	0	4	0	12	0	32	9	**
Stoney Creek City	9	6	0	0	38	0	0	0	47	6	**
Ancaster City	11	9	0	0	0	3	0	0	11	12	-8.3
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	1	5	8	0	8	0	0	0	17	5	**
Glanbrook	15	14	0	0	5	0	0	0	20	14	42.9
City of Burlington	22	14	0	0	28	0	0	0	50	14	**
Grimsby	0	7	0	0	29	0	0	0	29	7	**
Brantford CMA	9	13	2	0	11	3	0	0	22	16	37.5
Brant County	4	n/a	0	n/a	0	n/a	0	n/a	4	n/a	n/a
Brantford City	5	9	2	0	11	3	0	0	18	12	50.0

Table 2.1: Starts by Submarket and by Dwelling Type January - January 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	74	64	8	0	112	3	12	0	206	67	**
City of Hamilton	52	43	8	0	55	3	12	0	127	46	176.1
Former Hamilton City	16	9	0	0	4	0	12	0	32	9	**
Stoney Creek City	9	6	0	0	38	0	0	0	47	6	**
Ancaster City	11	9	0	0	0	3	0	0	11	12	-8.3
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	1	5	8	0	8	0	0	0	17	5	**
Glanbrook	15	14	0	0	5	0	0	0	20	14	42.9
City of Burlington	22	14	0	0	28	0	0	0	50	14	**
Grimsby	0	7	0	0	29	0	0	0	29	7	**
Brantford CMA	9	13	2	0	11	3	0	0	22	16	37.5
Brant County	4	n/a	0	n/a	0	n/a	0	n/a	4	n/a	n/a
Brantford City	5	9	2	0	11	3	0	0	18	12	50.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Hamilton CMA	112	3	0	0	0	0	12	0
City of Hamilton	55	3	0	0	0	0	12	0
Former Hamilton City	4	0	0	0	0	0	12	0
Stoney Creek City	38	0	0	0	0	0	0	0
Ancaster City	0	3	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	8	0	0	0	0	0	0	0
Glanbrook	5	0	0	0	0	0	0	0
City of Burlington	28	0	0	0	0	0	0	0
Grimsby	29	0	0	0	0	0	0	0
Brantford CMA	11	3	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	11	3	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	112	3	0	0	0	0	12	0
City of Hamilton	55	3	0	0	0	0	12	0
Former Hamilton City	4	0	0	0	0	0	12	0
Stoney Creek City	38	0	0	0	0	0	0	0
Ancaster City	0	3	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	8	0	0	0	0	0	0	0
Glanbrook	5	0	0	0	0	0	0	0
City of Burlington	28	0	0	0	0	0	0	0
Grimsby	29	0	0	0	0	0	0	0
Brantford CMA	11	3	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	11	3	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Hamilton CMA	188	64	6	3	12	0	206	67
City of Hamilton	109	43	6	3	12	0	127	46
Former Hamilton City	20	9	0	0	12	0	32	9
Stoney Creek City	47	6	0	0	0	0	47	6
Ancaster City	10	9	1	3	0	0	11	12
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	17	5	0	0	0	0	17	5
Glanbrook	15	14	5	0	0	0	20	14
City of Burlington	50	14	0	0	0	0	50	14
Grimsby	29	7	0	0	0	0	29	7
Brantford CMA	22	16	0	0	0	0	22	16
Brant County	4	n/a	0	n/a	0	n/a	4	n/a
Brantford City	18	12	0	0	0	0	18	12

Table 2.5: Starts by Submarket and by Intended Market
January - January 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	188	64	6	3	12	0	206	67
City of Hamilton	109	43	6	3	12	0	127	46
Former Hamilton City	20	9	0	0	12	0	32	9
Stoney Creek City	47	6	0	0	0	0	47	6
Ancaster City	10	9	1	3	0	0	11	12
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	17	5	0	0	0	0	17	5
Glanbrook	15	14	5	0	0	0	20	14
City of Burlington	50	14	0	0	0	0	50	14
Grimsby	29	7	0	0	0	0	29	7
Brantford CMA	22	16	0	0	0	0	22	16
Brant County	4	n/a	0	n/a	0	n/a	4	n/a
Brantford City	18	12	0	0	0	0	18	12

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	% Change
Hamilton CMA	100	99	0	8	123	69	0	0	223	176	26.7
City of Hamilton	59	73	0	6	82	59	0	0	141	138	2.2
Former Hamilton City	14	9	0	0	22	4	0	0	36	13	176.9
Stoney Creek City	0	20	0	2	20	31	0	0	20	53	-62.3
Ancaster City	16	34	0	0	8	0	0	0	24	34	-29.4
Dundas Town	1	1	0	0	0	0	0	0	1	1	0.0
Flamborough	3	4	0	4	10	20	0	0	13	28	-53.6
Glanbrook	25	5	0	0	22	4	0	0	47	9	**
City of Burlington	35	22	0	2	8	10	0	0	43	34	26.5
Grimsby	6	4	0	0	33	0	0	0	39	4	**
Brantford CMA	9	33	0	0	0	0	0	0	9	33	-72.7
Brant County	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Brantford City	4	7	0	0	0	0	0	0	4	7	-42.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	100	99	0	8	123	69	0	0	223	176	26.7
City of Hamilton	59	73	0	6	82	59	0	0	141	138	2.2
Former Hamilton City	14	9	0	0	22	4	0	0	36	13	176.9
Stoney Creek City	0	20	0	2	20	31	0	0	20	53	-62.3
Ancaster City	16	34	0	0	8	0	0	0	24	34	-29.4
Dundas Town	1	1	0	0	0	0	0	0	1	1	0.0
Flamborough	3	4	0	4	10	20	0	0	13	28	-53.6
Glanbrook	25	5	0	0	22	4	0	0	47	9	**
City of Burlington	35	22	0	2	8	10	0	0	43	34	26.5
Grimsby	6	4	0	0	33	0	0	0	39	4	**
Brantford CMA	9	33	0	0	0	0	0	0	9	33	-72.7
Brant County	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Brantford City	4	7	0	0	0	0	0	0	4	7	-42.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Hamilton CMA	123	69	0	0	0	0	0	0
City of Hamilton	82	59	0	0	0	0	0	0
Former Hamilton City	22	4	0	0	0	0	0	0
Stoney Creek City	20	31	0	0	0	0	0	0
Ancaster City	8	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	10	20	0	0	0	0	0	0
Glanbrook	22	4	0	0	0	0	0	0
City of Burlington	8	10	0	0	0	0	0	0
Grimsby	33	0	0	0	0	0	0	0
Brantford CMA	0	0	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	123	69	0	0	0	0	0	0
City of Hamilton	82	59	0	0	0	0	0	0
Former Hamilton City	22	4	0	0	0	0	0	0
Stoney Creek City	20	31	0	0	0	0	0	0
Ancaster City	8	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	10	20	0	0	0	0	0	0
Glanbrook	22	4	0	0	0	0	0	0
City of Burlington	8	10	0	0	0	0	0	0
Grimsby	33	0	0	0	0	0	0	0
Brantford CMA	0	0	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Hamilton CMA	198	172	25	4	0	0	223	176
City of Hamilton	126	134	15	4	0	0	141	138
Former Hamilton City	28	9	8	4	0	0	36	13
Stoney Creek City	20	53	0	0	0	0	20	53
Ancaster City	23	34	1	0	0	0	24	34
Dundas Town	1	1	0	0	0	0	1	1
Flamborough	13	28	0	0	0	0	13	28
Glanbrook	41	9	6	0	0	0	47	9
City of Burlington	35	34	8	0	0	0	43	34
Grimsby	37	4	2	0	0	0	39	4
Brantford CMA	9	33	0	0	0	0	9	33
Brant County	5	n/a	0	n/a	0	n/a	5	n/a
Brantford City	4	7	0	0	0	0	4	7

Table 3.5: Completions by Submarket and by Intended Market
January - January 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	198	172	25	4	0	0	223	176
City of Hamilton	126	134	15	4	0	0	141	138
Former Hamilton City	28	9	8	4	0	0	36	13
Stoney Creek City	20	53	0	0	0	0	20	53
Ancaster City	23	34	1	0	0	0	24	34
Dundas Town	1	1	0	0	0	0	1	1
Flamborough	13	28	0	0	0	0	13	28
Glanbrook	41	9	6	0	0	0	47	9
City of Burlington	35	34	8	0	0	0	43	34
Grimsby	37	4	2	0	0	0	39	4
Brantford CMA	9	33	0	0	0	0	9	33
Brant County	5	n/a	0	n/a	0	n/a	5	n/a
Brantford City	4	7	0	0	0	0	4	7

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
January 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
January 2012	21	31.8	8	12.1	19	28.8	6	9.1	12	18.2	66	405,000	432,362
January 2011	27	42.9	14	22.2	13	20.6	3	4.8	6	9.5	63	370,990	396,245
Year-to-date 2012	21	31.8	8	12.1	19	28.8	6	9.1	12	18.2	66	405,000	432,362
Year-to-date 2011	27	42.9	14	22.2	13	20.6	3	4.8	6	9.5	63	370,990	396,245
Former Hamilton City													
January 2012	4	26.7	2	13.3	6	40.0	2	13.3	1	6.7	15	405,000	388,735
January 2011	2	25.0	5	62.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2012	4	26.7	2	13.3	6	40.0	2	13.3	1	6.7	15	405,000	388,735
Year-to-date 2011	2	25.0	5	62.5	1	12.5	0	0.0	0	0.0	8	--	--
Stoney Creek City													
January 2012	1	20.0	1	20.0	2	40.0	0	0.0	1	20.0	5	--	--
January 2011	1	6.7	3	20.0	7	46.7	1	6.7	3	20.0	15	429,900	512,907
Year-to-date 2012	1	20.0	1	20.0	2	40.0	0	0.0	1	20.0	5	--	--
Year-to-date 2011	1	6.7	3	20.0	7	46.7	1	6.7	3	20.0	15	429,900	512,907
Ancaster City													
January 2012	2	11.8	1	5.9	6	35.3	3	17.6	5	29.4	17	429,046	524,943
January 2011	22	66.7	4	12.1	4	12.1	1	3.0	2	6.1	33	332,614	347,279
Year-to-date 2012	2	11.8	1	5.9	6	35.3	3	17.6	5	29.4	17	429,046	524,943
Year-to-date 2011	22	66.7	4	12.1	4	12.1	1	3.0	2	6.1	33	332,614	347,279
Dundas Town													
January 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Flamborough													
January 2012	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
January 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Glanbrook													
January 2012	14	53.8	4	15.4	4	15.4	1	3.8	3	11.5	26	343,950	375,283
January 2011	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2012	14	53.8	4	15.4	4	15.4	1	3.8	3	11.5	26	343,950	375,283
Year-to-date 2011	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
City of Burlington													
January 2012	0	0.0	0	0.0	9	27.3	6	18.2	18	54.5	33	503,990	536,930
January 2011	0	0.0	0	0.0	4	17.4	5	21.7	14	60.9	23	506,990	1,075,035
Year-to-date 2012	0	0.0	0	0.0	9	27.3	6	18.2	18	54.5	33	503,990	536,930
Year-to-date 2011	0	0.0	0	0.0	4	17.4	5	21.7	14	60.9	23	506,990	1,075,035
Grimsby													
January 2012	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
January 2011	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	328,900	335,650
Year-to-date 2012	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
Year-to-date 2011	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	328,900	335,650

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
January 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
January 2012	21	20.0	8	7.6	30	28.6	13	12.4	33	31.4	105	429,046	473,506
January 2011	35	36.5	16	16.7	17	17.7	8	8.3	20	20.8	96	395,900	552,560
Year-to-date 2012	21	20.0	8	7.6	30	28.6	13	12.4	33	31.4	105	429,046	473,506
Year-to-date 2011	35	36.5	16	16.7	17	17.7	8	8.3	20	20.8	96	395,900	552,560

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
January 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
January 2012	1	20.0	0	0.0	0	0.0	0	0.0	4	80.0	5	--	--
January 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	1	20.0	0	0.0	0	0.0	0	0.0	4	80.0	5	--	--
Year-to-date 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
January 2012	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
January 2011	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2012	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
Brantford CMA													
January 2012	5	55.6	0	0.0	0	0.0	0	0.0	4	44.4	9	--	--
January 2011	11	30.6	8	22.2	6	16.7	1	2.8	10	27.8	36	390,000	422,053
Year-to-date 2012	5	55.6	0	0.0	0	0.0	0	0.0	4	44.4	9	--	--
Year-to-date 2011	11	30.6	8	22.2	6	16.7	1	2.8	10	27.8	36	390,000	422,053

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2012

Submarket	Jan 2012	Jan 2011	% Change	YTD 2012	YTD 2011	% Change
Hamilton CMA	473,506	552,560	-14.3	473,506	552,560	-14.3
City of Hamilton	432,362	396,245	9.1	432,362	396,245	9.1
Former Hamilton City	388,735	--	n/a	388,735	--	n/a
Stoney Creek City	--	512,907	n/a	--	512,907	n/a
Ancaster City	524,943	347,279	51.2	524,943	347,279	51.2
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	--	--	n/a
Glanbrook	375,283	--	n/a	375,283	--	n/a
City of Burlington	536,930	1,075,035	-50.1	536,930	1,075,035	-50.1
Grimsby	--	335,650	n/a	--	335,650	n/a
Brantford CMA	--	422,053	n/a	--	422,053	n/a
Brant County	--	n/a	n/a	--	n/a	n/a
Brantford City	--	--	n/a	--	--	n/a

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
January 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	707	-1.0	1,137	1,734	1,859	61.2	325,732	12.9	328,552
	February	1,037	-2.8	1,153	1,794	1,881	61.3	331,741	5.4	326,965
	March	1,345	-1.5	1,142	2,217	1,772	64.4	326,453	4.2	328,953
	April	1,406	-5.6	1,168	2,171	1,761	66.3	339,573	6.8	329,184
	May	1,508	7.3	1,115	2,410	1,799	62.0	344,864	9.3	334,769
	June	1,522	16.6	1,186	2,232	1,910	62.1	339,828	8.2	335,311
	July	1,303	35.0	1,226	1,641	1,761	69.6	349,235	12.9	355,013
	August	1,206	23.3	1,168	1,657	1,733	67.4	321,036	7.1	329,027
	September	1,132	12.4	1,154	1,754	1,695	68.1	318,507	0.6	324,622
	October	1,065	7.4	1,155	1,482	1,657	69.7	329,802	7.8	338,850
	November	1,027	7.8	1,167	1,159	1,508	77.4	342,005	10.1	342,345
	December	674	-2.6	1,159	618	1,533	75.6	315,940	-2.7	327,516
2012	January	773	9.3	1,166	1,350	1,388	84.0	334,106	2.6	335,931
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2011	2,637	-8.4		3,854			312,454	4.6	
	Q4 2012	2,766	4.9		3,259			330,955	5.9	
	YTD 2011	707	-1.0		1,734			325,732	12.9	
	YTD 2012	773	9.3		1,350			334,106	2.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
January 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	100	-28.1	150	252	273	54.9	231,569	2.0	235,688
	February	149	-17.2	160	244	262	61.1	237,224	3.3	238,727
	March	154	-23.8	144	275	225	64.0	233,840	6.0	238,413
	April	148	-35.9	132	297	264	50.0	233,661	-0.2	225,308
	May	206	6.2	166	355	276	60.1	250,199	10.7	247,541
	June	218	9.5	171	330	283	60.4	233,083	-1.9	230,872
	July	189	9.9	179	328	307	58.3	226,885	0.3	224,686
	August	194	14.8	179	320	288	62.2	230,455	-0.8	235,141
	September	195	16.8	173	281	270	64.1	252,206	8.8	249,281
	October	157	9.0	180	263	297	60.6	246,271	7.0	240,650
	November	164	-0.6	176	240	275	64.0	238,114	6.7	240,151
	December	97	-21.8	162	126	293	55.3	224,226	-6.2	237,490
2012	January	105	5.0	148	286	282	52.5	226,440	-2.2	230,066
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2011	433	4.6		589			230,003	2.6	
	Q4 2012	418	-3.5		629			237,955	3.5	
	YTD 2011	100	-28.1		252			231,569	2.0	
	YTD 2012	105	5.0		286			226,441	-2.2	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators January 2012										
		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	103.8	117.8	376.6	6.3	65.4	841
	February	607	3.50	5.44	103.9	118.0	376.0	6.4	65.3	844
	March	601	3.50	5.34	103.9	119.4	376.6	5.9	65.0	853
	April	621	3.70	5.69	104.3	119.9	378.0	5.6	64.9	863
	May	616	3.70	5.59	104.2	120.9	379.6	5.6	65.2	868
	June	604	3.50	5.39	104.3	120.2	378.9	6.1	65.3	872
	July	604	3.50	5.39	104.2	120.5	378.3	6.6	65.5	861
	August	604	3.50	5.39	104.1	120.6	374.4	6.9	65.0	863
	September	592	3.50	5.19	104.2	121.1	376.0	6.7	65.1	870
	October	598	3.50	5.29	104.4	121.0	378.4	6.7	65.4	881
	November	598	3.50	5.29	104.4	121.0	386.2	6.5	66.6	886
	December	598	3.50	5.29	104.1	120.3	390.8	6.4	67.2	885
2012	January	598	3.50	5.29		120.6	394	6.0	67.5	906
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
January 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.4	117.8	68.4	9.2	70.0	786
	February	607	3.50	5.44	107.9	118.0	68.0	9.2	69.7	796
	March	601	3.50	5.34	108.1	119.4	68.0	9.2	69.7	811
	April	621	3.70	5.69	108.7	119.9	67.8	8.9	69.1	823
	May	616	3.70	5.59	109.4	120.9	68.6	8.4	69.5	830
	June	604	3.50	5.39	110.0	120.2	69.4	8.2	70.2	832
	July	604	3.50	5.39	110.3	120.5	70.3	8.6	71.2	827
	August	604	3.50	5.39	110.6	120.6	70.1	8.9	71.5	819
	September	592	3.50	5.19	110.8	121.1	69.4	9.2	70.8	816
	October	598	3.50	5.29	111.2	121.0	68.2	8.8	69.3	812
	November	598	3.50	5.29	112.0	121.0	66.4	8.2	66.9	815
	December	598	3.50	5.29	112.2	120.3	65.9	7.4	65.8	810
2012	January	598	3.50	5.29		120.6	65	8.1	65.4	814
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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